

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Thursday, 2 October 2014.

PRESENT: Mr J A Davies (Chairman), Mr M J Angell, Mr M Baldock, Mr M A C Balfour, Mrs P Brivio, Mr L Burgess, Mr N J D Chard (Substitute for Mr C P Smith), Mr I S Chittenden, Mr T Gates, Mr P M Harman, Mr T A Maddison, Mr S C Manion, Mr R J Parry, Mrs E D Rowbotham, Mr T L Shonk, Mr C Simkins, Mrs P A V Stockell, Mr A Terry and Mr J N Wedgbury

ALSO PRESENT: Mr A D Crowther

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr J Crossley (Principal Planning Officer - County Council Development), Mr A Pigott (Strategic Transport and Development Planner) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

68. Minutes - 10 September 2014
(Item A3)

RESOLVED that the Minutes of the meeting held on 10 September 2014 are correctly recorded and that they be signed by the Chairman.

69. Site Meetings and Other Meetings
(Item A4)

The Committee noted the arrangements for the half-day training session on Wednesday, 15 October 2015 and agreed to visit the site of the brickearth excavation application at Paradise Farm in Hartlip on Wednesday, 19 November 2014.

70. Proposals TW/14/0127 (KCC/TW/0368/2013) and TW/14/0129 (KCC/TW/03702013): TW/14/0127: Section 73 application to vary Conditions 2, 17 and 18 of Permission TW/12/1442 for the new primary school to secure amendments in the form of a reduced car park area and revised access arrangements at Land south of Rolvenden Road, Benenden; KCC Property and Infrastructure Support; and TW/14/0129: Extension of existing Village Hall car park including resurfacing, landscaping and relocation of existing equipped play area at Village Hall, The Street, Benenden; KCC Property and Infrastructure Support.
(Item D1)

(1) The Head of Planning Applications Group tabled revised recommendations which applied separately to each of the two proposals.

(2) The Committee noted in respect of paragraph 2 of the report that the village sports field was *not* to become the new school playing field.

(3) The Head of Planning Applications Group reported the comments of the Local Member, Mr S Holden in support of the proposals.

(4) RESOLVED that:-

- (a) permission be granted to Proposal TW/14/0127 subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; the development only being implemented in parallel with Permission TW/14/0129; all planning conditions attached to Permission TW/12/1442 being maintained (including a landscaping scheme, tree protection measures and a drainage scheme); the vehicular access, turning areas and parking spaces shown on Drawing 19625A 11 Rev F being provided before the development is first occupied or brought into use; implementation of the visibility splays as shown in drawing T0155/SK015/P1 of the Transport Statement addendum; implementation of parking controls/bus cage to prevent any overspill parking taking place within the visibility splays; the submission and approval of details of a surface water drainage scheme; hours of working during construction and demolition being restricted to between 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays with no operations on Sundays and Bank Holidays; a construction management strategy, including access, lorry parking and circulation within the site for contractor's and other vehicles related to construction and demolition operations; and measures to prevent mud and debris being taken onto the public highway;
- (b) the applicant be advised by Informative that, in respect of Proposal TW/14/0127 their attention is drawn to:-
 - (i) the letter from KCC Highways and Transportation in which it is noted that it is the applicant's responsibility to ensure that all necessary highway approvals and consents are obtained and;
 - (ii) the letter from the KCC Landscape Officer regarding landscaping details for the new site;
- (c) permission be granted to Proposal TW/14/00129 subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; the development only being implemented in parallel with Permission TW/14/0127; details of surfacing materials; provision and retention of access, the drop-off/pick-up facility and circular routes; a scheme of landscaping, including hard surfacing, its implementation and maintenance; measures to protect those trees that are to be retained; the playing field being marked out with the pitch layout as shown on the amended plan (Outline Site Plan 19625A 23 Rev F); the implementation of visibility splays as shown in Drawing T0155/SK015/P1 of the Transport Statement addendum; implementation of parking controls/bus cage to prevent any overspill parking taking place within the visibility splays; the submission and approval of details of a surface water

drainage scheme; hours of working during construction and demolition being restricted to between 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays with no operations on Sundays and Bank Holidays; a construction management strategy, including access, lorry routing, parking and circulation within the site for contractor's and other vehicles related to construction and demolition operations; and measures to prevent mud and debris being taken onto the public highway; and

- (d) the applicant be advised by Informative that, in respect of Proposal TW/14/0129 their attention is drawn to:-
 - (iii) the letter from KCC Highways and Transportation in which it is noted that it is the applicant's responsibility to ensure that all necessary highway approvals and consents are obtained and;
 - (iv) the letter from the KCC Landscape Officer regarding landscaping details for the new site;

71. Proposal 14/500221 (KCC/SW/0143/2014) - creation of a 2 f.e. primary school, including a two storey building, hard and soft playing pitches, vehicular access way and on-site drop-off area, car parking cycle parking spaces, together with hard and soft landscaping on Land at Thistle Hill, Minster-on-Sea; KCC Property and Infrastructure Support
(Item D2)

(1) Mr A D Crowther was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(2) Mr James Robson from HazleMcCormackYoung LLP had been invited to the meeting to reply to the comments made by a representative from Minster-on-Sea PC who had registered as a public speaker. Although this representative was not present at the meeting, the Chairman agreed to vary the Committee's normal procedures and invited Mr Robson to address the Committee on the design of the proposed building.

(3) During discussion of this item, it was agreed that if permission were granted, the landscaping scheme would include a range of advanced species and that there would be an Informative advising that the applicants should explore the possibility of additional environmental features such as solar panels and the potential for rainwater harvesting.

(4) On being put to the vote, the recommendations of the Head of Planning Applications Group (as amended in (3) above) were agreed by 16 votes to 3.

(5) Mr M Baldock, Mr L Burgess and Mr T L Shonk requested pursuant to Committee Procedure 2.36 (3) that their vote against granting planning permission be recorded.

(6) RESOLVED that:-

- (a) permission be granted to the Proposal subject to conditions, including conditions covering the standard 5 year time limit; the development being carried out in accordance with the permitted details; the submission and approval of details of all construction materials to be used externally; the submission of a School Travel Plan within 6 months of occupation and its ongoing review; measures being taken to prevent mud and debris being deposited on the public highway; hours of working during construction being restricted to between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays with no operations on Sundays or Bank Holidays; the submission of a Construction Management Plan providing details of access, parking and circulation within the site for contractors, site personnel and other operatives, and management of the site access to avoid peak school times; the access being provided prior to occupation and being retained thereafter and used for no other purpose; the cycle parking being provided prior to occupation and being permanently retained thereafter; the submission of a landscaping scheme for approval by the County Planning Authority, including a range of advanced species; the replanting of any trees and shrubs that die within 5 years of planting; the submission of details of the Swale and Ecology Garden; and the submission of details of any external lighting for written approval by the County Planning Authority; and
- (b) the applicants be advised by Informative:-
 - (i) to register the School Travel Plan with Kent County Council through the “Jambusters” website following the link www.jambusters.co.uk;
 - (ii) to adhere to the Bat Conservation Trust’s guidance in relation to external lighting;
 - (iii) that the design of the MUGA should be in accordance with Sport England’s guidance;
 - (iv) that foul drainage should be discharged to the mains sewer;
 - (v) that all necessary highway approvals and consents should be obtained; and
 - (vi) to explore the possibility of additional environmental enhancements such as solar panels and the potential for rainwater harvesting.

72. County matters dealt with under delegated powers
(Item E1)

RESOLVED to note matters dealt with under delegated powers since the last meeting relating to:-

- (a) County matter applications;
- (b) County Council developments;
- (c) Screening opinions under the Town and Country Planning (Environmental Impact Assessment Regulations) 2011; and
- (d) Scoping opinions under the Town and Country Planning (Environmental Impact Assessment Regulations) 2011 (None).